

Approved 2/28/2007

**Minutes of Public Hearing
February 14, 2007
Town House 7:00**

Members in Attendance: Charlie Dolben, Chair, Laurie Niles, Neil Flynn, Anthony Bongiorno, Associate Member

Members Absent: Joseph Kruzel, Robert E. Majkut

Meeting opened at 7:05 pm.

41 Mountain Road Estate Lot/Robinson: Charlie Dolben opened with the reading of the Order of Business, and formally appointed Anthony Bongiorno as a voting member. The members of the Planning Board were introduced. Mr. Dolben explained to all present that the hearing would begin at this time and would continue to February 28th, due to weather conditions which may have prevented some people from attending. Gary Weiner was present, representing Nancy and Susan Robinson who could not attend. Mr. Weiner explained to the Planning Board that Nancy Robinson was deeding an estate lot to her daughter Susan for one single home to be constructed on the northerly section of the parcel, approximately 300-400 feet behind Mountain Road, to the rear of the current structures. Mr. Weiner explained that the breakout conforms to regulations for the establishment of an estate lot.

Mr. Dolben inquired about access to this house. Mr. Weiner explained that an opening would be created in the stone wall where a separate driveway would be constructed. Mr. Weiner further explained the topography being relatively flat, and a brook at the rear of the property would be looked at by PVPC. Mr. Dolben questioned two easements showing on the plan which Mr. Weiner explained were owned by Mr. Lyman and were easements granted to the McGarry's who own property next to this property. Mr. Neil Flynn questioned driveway placement in relation to the bend in the road and a driveway, and Mr. Weiner explained that the position of the driveway was ok and not directly across from another driveway. There were no further questions from the Planning Board. Mr. Dolben asked for a motion to continue this hearing to the 28th. Laurie Niles made a motion and Mr. Flynn seconded the motion. All members were in favor. The continuation of the hearing was set for February 28th.

South Road 2 Estate Lots/Pepin: Mr. Dolben opened the meeting and read the Order of Business, also explaining that due to the weather conditions the hearing would begin at this time and would be continued to February 28th. Mr. Dolben then formally appointed Mr. Bongiorni as a voting member.

Mr. Keith Terry from Sherman & Frydryk and Mr. William Pepin, petitioner, were present.

Mr. Terry explained that Mr. Pepin was acquiring approximately 33 acres from James Kibbe and intends to create two estate lots. Due to the terrain features it has been negotiated to combine two properties owned by Dufault in order to create a 75' wide frontage required for estate lots. Mr. Pepin plans to provide access to both lots by a common driveway. Mr. Terry explained the common driveway section to be approximately 850 feet, with 2,150 feet to one house location, 1,350 feet to the second house location. Mr. Terry pointed out the clearing limits and setback line. Mr. Dolben asked if there were conditional questions from the Planning Board members. He then asked the clerk if all departments were notified. The clerk answered yes, and that a response was received from the Police Department. Mr. Dolben stated that it would be useful to have a response from the Fire Department and asked the clerk to follow up with them. He then stated that the hearing would be continued to February 28th.

Ms. Sherry Himmelstein then asked how far the house was from the ridgeline. Mr. Terry stated that one house would be placed on the peak of the hill; the other is approximately 400 feet from the peak. Mr. Dolben asked if there was a regulation regarding building on a peak. Mrs. Connie Witt asked what the height of the house was. Mr. Dolben stated they would take a closer look at Ridgeline & Hillside Bylaws, and Mr. Pepin stated that they had reviewed the Ridgeline & Hillside Bylaws and wanted to abide by the regulations. Mr. Dolben stated that this hearing was to look at access, the Building Inspector and the Ridgeline & Hillside Committee would look closer at the actual building of the house later.

Lance Trevallion, Building Inspector, then asked if they would be filing a drainage plan with the DEP due to the grade. Mr. Terry stated that the plan was already prepared.

Mr. Dolben asked if there was a motion to continue to February 28th, Ms. Niles made a motion, and Mr. Neil Flynn seconded. All voted in favor of continuing to February 28th.

The Public Hearing concluded at 7:30 p.m.

Submitted by Kathleen Foster, Clerk